

CITY OF NORTHAMPTON

MASSACHUSETTS

ANNUAL ACTION PLAN

U.S. Department of Housing and Urban Development
Community Development Block Grant Program
July 1, 2014 to June 30, 2015



Center for New Americans



The Literacy Project at Smith College

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ANNUAL ACTION PLAN

July 1, 2014 - June 30, 2015

FY 15

Executive Summary

The Annual Action plan is derived from the Sustainable Northampton Comprehensive Plan, the HUD Five Year Consolidated Plan, All Roads Lead Home - the Pioneer Valley 10 Year Plan to End Homelessness, the Northampton Housing Needs Assessment and Strategic Plan and the citizen participation process.

The primary goals are:

- Support the basic needs of individuals and families with low and moderate household incomes
- Create new housing for a range of income levels
- Preserve and sustain existing affordable housing
- Work to end homelessness
- Encourage self-sufficiency and empowerment of people with low incomes
- Facilitate economic opportunity to obtain self-sufficiency and financial independence

Objective	Action
Assisting homeless persons obtain affordable housing	CDBG support for the Inter-Faith Winter Shelter & the Grove Street Inn
Assisting persons at risk of homelessness	CDBG support for SRO Outreach, Manna Soup Kitchen, Survival Center, Highland Valley Elder Services, Community Legal Aid
Retaining the affordable housing stock	CDBG support for the New South Street Apartments Renovation, monitoring Expiring Use properties
Increasing availability of affordable housing	Northampton Lodging Replacement Support for moving HAP Housing, Habitat, Valley CDC and Housing Authority projects forward
Providing affordable housing accessible to job opportunities	Support for New South Street Apartments, new HAP, VCDC and Housing Authority projects
Improving the safety and livability of neighborhoods	CDBG support for the Fairgrounds Redevelopment, the River Run Sidewalk construction project and signalized

Eliminating blighting influences and deterioration of properties and facilities	crosswalks
Increasing access to quality public and private facilities	CDBG support for the Fairgrounds and Laurel Street demolition projects
	CDBG support for Forbes Library, Fairgrounds Redevelopment and River Run sidewalk construction
Reducing isolation of low income groups thru housing de-concentration	Support scattered site and mixed income housing development
Reduce isolation of immigrant and refugee households with low incomes	Support for Casa Latina, Center for New Americans, The Literacy Project
Restoring and preserving special properties	Support Fairgrounds, Forbes Library and James House Learning Center
Conserving energy resources	CDBG support for James House renovation
Creating and retaining jobs	CDBG support for Valley CDC Micro-Business Assistance Program
Expanding micro businesses	CDBG support for Valley CDC Micro-Business Assistance Program
Provision of public services concerned with employment	CDBG support for Literacy Project, Center for New Americans, James House Learning Center, Valley CDC Business Assistance Program, Grove Street Inn, Casa Latina
Availability of mortgage financing using non-discriminatory lending practices	CDBG support for Mass. Fair Housing Center & Valley CDC Homeownership Center
Access to capital and credit for economic development and asset building	CDBG support for Valley CDC Business Assistance Center, Homeownership Center, Literacy Project, Center for New Americans

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FY15 PROGRAM YEAR / ACTIVITY SUMMARY

On or about July 1, 2014 the City of Northampton will receive Community Development Block Grant (CDBG) funds in the amount of \$618,768 from the United States Department of Housing & Urban Development (HUD).

Pursuant to HUD regulations, activities must meet one of the following CDBG national objectives: (1) activities benefiting persons of low and moderate income; (2) activities aiding in the elimination of slums and blight; or (3) address an urgent community need. The following outlines activities and/or programs to be funded by the CDBG program beginning July 1, 2014.

Housing Activities	\$ 326,000
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Provide the following housing activities designed to address health, safety and building code issues, stabilize the City's housing stock, ensure decent, safe and affordable housing and provide homeownership assistance for the City's low and moderate income residents:

<i>Valley CDC Homeownership Assistance Center</i>	\$ 26,000
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Homeowner assistance program which provides direct down payment assistance and referrals to HOME-funded units for low and moderate-income households

<i>HAPHousing Acquisition of 129 Pleasant Street</i>	\$150,000
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Purchase and demolition of existing 58 unit SRO building and new construction of 78 mixed use and mixed income units including affordable housing

<i>Valley CDC Acquisition of 256 Pleasant Street</i>	\$150,000
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Purchase of former lumberyard for mixed use affordable housing development

Public Infrastructure Improvements	\$ 65,000
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Provide public infrastructure improvements within CDBG eligible areas with the goal of providing a suitable living environment for low / moderate income households. A sidewalk construction project is planned and an income survey will be conducted, if necessary to assure eligibility.

<i>River Run Housing Development sidewalk</i>	\$ 45,000
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<i>Audible Signalized Crosswalk Installations/ for sight impaired (2)</i>	\$ 20,000
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Public Facilities and Access	\$ 145,613
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Develop and improve public facilities within CDBG eligible areas and facilities that serve the City's low/moderate income residents with the goal of ensuring citizens have access to and use of adequate public facilities. Undertake access improvements ensuring persons with physical disabilities have adequate access to public facilities and services.

Northampton Senior Center Debt Service	\$ 145,613
Payment of debt service obligations for the construction of a full service Senior Center at 67 Conz Street	

James House Renovations	\$ 0
Physical improvements to the James House, a municipally owned community learning center serving residents with low incomes	

Economic Development Activities	\$ 10,000
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Economic development activities that promote job creation and retention within Northampton and which promote the development of micro-business enterprises targeted to benefit the City's low and moderate-income residents

Valley CDC Micro-Business Assistance Program	\$ 10,000
Provide funding to the Valley Community Development Corporation for technical assistance to small business entrepreneurs	

Elimination of Slums and Blight	\$ 86,475
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Fairgrounds Redevelopment Project	\$ 56,475
Building demolition at Fairgrounds to improve health and safety conditions	

Laurel Street Farmhouse Demolition	\$ 30,000
Removal of dilapidated farmhouse/ Housing Authority parcel	

Public Services	\$ 92,815
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Provide funding for public services targeted to the City's low and moderate income population through community based non-profits: (\$108,900 with Program Income)

Casa Latina / Bridges for Latinos	\$14,000
Outreach, advocacy, case management for Latino households with low and moderate incomes.	

Big Brothers & Big Sisters Mentoring Program	\$ 4,500
Mentoring program targeted to students ages 6-16 and families at the Jackson Street School in partnership with the Northampton School Department.	

Center for Human Development / SRO Outreach Program	\$ 14,000
Services for the residents of the City's single room occupancy (SRO) housing which include outreach, advocacy, a food pantry and community service referrals.	

Center for New Americans / Skills & Job Assistance	\$ 9,000
Programs for computer training, employment coaching and family literacy for immigrant and refugee households.	

<i>Community Action/ Youth Employment Program</i>	\$ 6,400
Program to assist youth with job training and employment.	
<i>Highland Valley Elder Services Homelessness Prevention Project</i>	\$ 5,000
Outreach and home care services to elders at risk.	
<i>ServiceNet / Grove Street Inn</i>	\$ 15,000
Operating funds for the City's year-round 20 bed emergency shelter for adult men and women.	
<i>ServiceNet / Hampshire County Interfaith Cot Shelter</i>	\$ 13,000
Operating funds for the Hampshire Interfaith Cot Shelter, which provides food and emergency shelter during the coldest months of the year, November-April.	
<i>MANNA / Soup Kitchen</i>	\$ 3,000
The MANNA soup kitchen provides meals three times per week, 52 weeks a year, including Thanksgiving and Christmas.	
<i>Survival Center / Emergency Food Pantry</i>	\$ 10,000
Food supplies for Northampton's largest emergency food pantry which serves low-income residents and school children during the summer.	
<i>The Literacy Project / Passport to Success</i>	\$ 9,000
Support for adult basic education students to develop academic, job and life skills needed to complete their GED's and transition to post-GED employment and/or higher education.	
<i>Community Legal Aid / Homelessness Prevention Project</i>	\$ 6,000
Assist households with eviction prevention.	

Planning and Administration	\$ 123,753
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Resources for community development program implementation and administration of the Community Development Block Grant Program in the Community and Economic Development Office.

Priority Housing Needs/Objectives/Activities

Activities Planned for this year indicated in **orange**.

Priorities correspond with needs identified in Consolidated Plan.

Need/Priority Level	Strategy/Program	Objective	Outcome	Number to be served
Homelessness Prevention High Priority	Assist court involved family households with mediation, tenancy stabilization, eviction prevention	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing Funding for Community Legal Aid, HV Elder Services) New CPC award to RFP	25 EL elders 60 EL 40 LI
	Advocate for continued funding for the Tenancy Preservation Program	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing Support funding application to DHCD. (ESG)	23 EL
	Continue to support the SRO Outreach Program	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing CDBG support on-going.	75 EL
	Collaborate with Highland Valley Elder Services to identify frail elders living alone	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing New CDBG award this year for pilot program	15 EL 10 LI
	Support self-sufficiency, life skills attainment programs	Assisting persons at-risk of becoming homeless	Sustainability of Decent Housing Support for TPP, new CPC project, Public services	50 EL
Provision of Emergency Shelter High Priority	Continue to support staff capacity for emergency shelter system	Assisting homeless persons obtain affordable housing	Availability/ Affordability On-going (CDBG)	200 EL at Grove Street 200 EL at the Interfaith Shelter
	Improve the physical environment and energy efficiency at the Grove Street Inn	Assisting homeless persons obtain affordable housing	Availability/ Affordability No property improvements planned for FY15	200 EL
	Support the Resource Center /Case management for sheltered and	Assisting homeless persons obtain affordable housing	Availability/ Affordability Seek additional resources/ CPC for	300 EL

	unsheltered homeless		first, last and security	
Provide rapid re-housing services High Priority	Facilitate coordinated case management to re-house those who lose their housing	Assisting homeless persons obtain affordable housing	Availability/ Affordability On-going through local, regional network committees	35 EL 15 LI
	Identify housing resources to use for rapid re-housing efforts	Assisting homeless persons obtain affordable housing	Availability/ Affordability On-going through local, regional network committees/REACH	35 EL 15 LI
	Support self-sufficiency, life skills attainment programs	Assisting homeless persons obtain affordable housing	Availability/ Affordability On-going support to emergency shelters Resource Center, public services	40 EL
Preservation of Affordable Housing High Priority	Monitor and intervene as needed to maintain Subsidized Housing Inventory units	Retention of the affordable housing stock	Sustainability of decent, affordable housing On-going dialogue with Leeds Village Apt's (2018) & Hathaway Farms (2014)	21 units 207 units
	Re-establish a Housing Rehabilitation Program	Retention of the affordable housing stock, energy efficiency, housing quality	Sustainability of decent, affordable housing Identify funding. Hilltown CDC or PVPC willing to administer.	0 units
	Sustain and improve existing Single Room Occupancy Units	Retention of the affordable housing stock	Sustainability of decent, affordable housing Non-Profit purchaser for 129 Pleasant/SRO identified. Secured 6 month option.	58 units. Purchaser proposes demo and 78 new units; 48 studios; 1 bdms. ; 30 mkt. rate
	Support landlords who are providing market rate affordable units	Retention of the affordable housing stock	Sustainability of decent, affordable housing Fair Housing Workshops/	2-3 workshops planned
	Provide assistance for rehabilitation	Retention of the affordable	Sustainability of decent, affordable	0 units rehabbed

	activities/preserve stock	housing stock	housing No activities planned / need rehab. resources	
Impact Affordability of Rental Housing High Priority	Support Northampton Housing Authority (local) and HAP Housing (regional) rental assistance programs	Increase utilization of Section 8 rental subsidies in Northampton	Improved availability / affordability Continue admin. Of VASH vouchers at N. Housing Authority	
	Establish Task Force to increase exceptions rents and reconfigure the regional Standard Metropolitan Statistical Area (Federal Congressional action required)	Increase utilization of Section 8 rental subsidies in Northampton	Improved availability/ affordability Continue dialogue with NHA and providers.	Est. new SMSA for Northampton (someday)
	Advocate for increased funding for the Massachusetts Rental Voucher Program	Increase availability of rental subsidies	Improved availability/ affordability Increased in State budget for this year. Continue to monitor/advocate.	New vouchers for EL
	Implement local Rental Assistance Program (first, last month's and security deposits) CPC award to ServiceNet, Inc.	Increase opportunities for accessing/ obtaining affordable housing	Improved availability/ affordability \$10,000 available for homeless clients	15 EL households
Production of Rental Housing for Individuals High Priority	Identify suitable land and encourage development for mixed income housing	Increase availability of affordable permanent housing	New availability/ a suitable living environment 129 Pleasant St. Rental for Individuals	78 new units 48 affordable 30-60% ami Studios and one bedrooms
	Pursue tax title property for affordable housing	Increase availability of affordable permanent housing	New availability/ a suitable living environment Tax takings/ foreclosures monitored	None identified for LM
	Convert existing housing to affordable housing	Increase availability of affordable permanent housing	New availability/ a suitable living environment/ Sustainability Looking at surplus	0 units for EL and LI

			Smith College and Catholic church properties	
	Promote Infill development	Increasing the availability of affordable permanent housing	New availability/ a suitable living environment/ Sustainability Working with Valley CDC on new project Funding apps to CPC & DHCD early 2015	40-60 units proposed downtown / Valley CDC. Lumberyard. Architect hired, site assessment
	Identify and implement Housing First, Safe Haven projects	Increasing the availability of affordable permanent housing	New availability/ a suitable living environment Pursue Safe Havens Project.	No new project sponsors identified yet for FY15.
	Examine adaptive reuse and mixed use possibilities for affordable housing	Increasing the availability of affordable permanent housing	New availability/ a suitable living environment Support 129 Pleasant and Lumber Yard Projects	Central Business District zoning requires mixed uses: residential / commercial
	Examine, identify and implement enhanced SRO projects (129 Pleasant St. is existing Northampton Lodging SRO)	Increasing the availability of affordable permanent housing	New availability/ a suitable living environment 129 Pleasant St. \$15-20 million project	78 Studios and one bedrooms
	New construction for formerly homeless Veterans/ individuals and families on VA Campus in Leeds	Soldier On building 60 new units; 16 women and children; 44 for individuals	New availability/ a suitable environment Project	60 new units for Veterans Construction 44 Starting July 1, 2014 16 starting Sept. 2014
	New Assisted Living Development at former State Hospital Village Hill / Christopher Heights	Increasing availability of affordable permanent housing	New availability/ a suitable environment	43 of 83 new units will be affordable in perpetuity Construction start
Production of Rental Housing for Families High Priority	Create new or adaptive reuse projects for affordable housing Use downtown parcels for smart growth principles	Utilize existing stock	New availability/ a suitable living environment 45-60 units planned/ mixed	VCDC LumberYard project will contain 1, 3, bdm. units/ Construction

			use.	2016
	Promote Infill development for smaller households	Do community education to stimulate infill activity	New availability/ a suitable living environment Held Design Competition for small lots with western Mass AIA	Garfield Ave. market rate lot sold/ in Habitat Dev. Construct in FY15.
	Identify suitable municipal parcels for development	City surplus properties, issue RFP. Discount price to keep developer costs down.	New availability/ a suitable living environment Presented options at 11/4/13 Developers Forum. Some being pursued for feasibility	Market Rate lot on Garfield Ave. sold in FY14/ build FY15 with winning design.
Affordable Homeownership Opportunities Medium Priority	Continue to fund and support the First Time Homebuyer Program	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/ CDBG funded / added direct financial assistance	45 LM households served / 2 down payment assistance grants
	Support area foreclosure prevention programs/efforts	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/ neighborhood and economic stabilization Support of Valley CDC and HAP	25 LI households served
	Support post-purchase counseling; budgeting and financial literacy programs	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/ neighborhood and economic stabilization Support of Valley CDC and HAP	60 LI households served
	Fund and support Fair Lending and anti-discrimination practices and programs	Increasing the availability of affordable housing for ownership	A suitable living environment and economic opportunity/ neighborhood and economic stabilization Work with Mass Fair	25 EL and LI households served/ Landlord, property owner and service provider outreach

			Housing Center	
	Examine locations and designs to accommodate smaller households/ cottage style, accessory apartments	Increasing the availability of suitably sized affordable housing	New availability/ a suitable living environment New phase of housing at former State Hospital/ Co-housing for moderate income households.	Village Hill New phase of co-housing with cottage style layout and affordable one bedroom units FY16?
Maintain and Provide Housing for At-Risk Populations High Priority	Identify ways to add units thru the Governor's 10,000 New Units Campaign Look to local CDBG Community Preservation Act funds, other existing State and Federal programs	Increase the supply of supportive housing to enable homeless and special needs populations to live safely and independently.	Increase accessibility and availability/ a suitable living environment.	58 SRO tenants at 129 Pleasant will be relocated and invited back after construction. Lumber Yard project 40-60 may set aside units.
	Continue to assess the housing and service needs of the seriously mentally ill	Increase the supply of supportive housing to enable homeless and special needs populations to live independently.	Increase accessibility and availability/ a suitable living environment.	22 S+C units continue to be funded thru the HUD McKinney Program/ ServiceNet and DMH services
	Continue to assess the needs of the developmentally disabled after the completion of the Northampton Housing Authority project on Burt's Pit Road	Increase the supply of supportive housing to enable homeless and special needs populations to live independently.	Increase accessibility and availability/ a suitable living environment. Advocate for funding allocation for Burt's Pit Road project/ requires creation of a State Bond through DDS.	10 EL units created / still on hold due to lack of funding at State level. May move ahead now that Housing Bond bill passed.
	Identify funding and locations for a Safe Havens Program	Increase the supply of supportive housing to enable homeless and special needs	Increase accessibility and availability/ a suitable living environment. Will begin work on	4-6 new EL units need to be created / will identify potential developers and

		populations to live independently	developing a Safe Havens Program.	funding sources.
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EL = extremely low income, LM= low to moderate income households

Priority Public Facilities Needs/Objectives/Activities

Need/Strategies/Priority Level	Strategy/Program	Outcome
Construction of public infrastructure to support neighborhood and economic revitalization High/Medium Priority	Infrastructure design and construction in targeted income eligible neighborhoods or associated with eligible private or non-profit neighborhood, housing, or economic development projects. Highest priority is for drainage, sidewalks, accessibility, and telecommunications improvements because of limited alternative sources of funds. Sewer, water, roadway, traffic calming, parking and other improvements have medium priority due to alternative funding sources available.	Access, Sustainability Fairgrounds Design and Engineering work continues. CDBG funding allocated for soft costs and building demolition.
Streetscape improvements to support neighborhood and economic revitalization Medium Priority	Streetscape design, construction, installation in income eligible neighborhoods or associated with eligible private or non-profit projects including but not limited to sidewalks, crosswalks/pedestrian signals and other traffic calming/pedestrian safety measures, accessible ramps/fixtures, street trees/tree wells, street furniture, bike racks, lighting, waste receptacles.	Access, Sustainability River Run sidewalk planned. Install Audio signalized crosswalks to assist disabled.
Public Parks/Recreation Areas to support neighborhood and economic revitalization Medium Priority	Park, playground, recreation construction/improvement in income eligible neighborhoods or associated with eligible projects or to enhance handicap accessibility.	Access Jackson Street School Playground. FY15 /16

Priority Economic Development Needs/Objectives/Activities

Need/Priority Level	Strategy/Program	Outcome	Number Served
Increase business development and job retention/creation targeting low/mod residents High Priority	Micro-business/small business assistance technical assistance/entrepreneurial training to low/mod income residents and qualified businesses.	Access, Sustainability CDBG allocation to Valley CDC Business Program	6-12 one on one technical assistance
	Literacy, adult basic education, English as a second language, soft skill/workforce readiness to low/mod income residents, youth, un/underemployed, under-educated, non-English speaking residents.	Access, Sustainability CDBG allocation to Center for New Americans, Casa Latina, Literacy Project	100+
	Predevelopment assistance and small business loan program	Access, Affordability, Sustainability Refer to regional groups/ EDIC, Federal SBA	10
	Preserve and develop affordable housing, studio, rehearsal and office space for artists and cultural enterprises	Access, Affordability, Sustainability	No projects planned.
	Economic development projects/revitalization to targeted business development areas and targeted business clusters including but not limited to business incubators, clearance, new construction/expansion/ rehabilitation, brown-fields redevelopment, predevelopment project planning activities, job training, energy efficiency, conservation, growing local markets, and other activities that improve access to services and opportunity by L/MI residents	Access, Sustainability	Economic Development Coordinator and Mayors ED Commission Working on TIF agreements and various projects.
Infrastructure to support business development and job retention/creation Medium Priority	Infrastructure improvements to targeted business development areas and targeted business clusters including but not limited to sewer, water, drainage, roadways,	Access, Sustainability	Drainage improvements at Fairground Blighted Area, passenger railway

	sidewalk/traffic calming, parking, transit, telecommunications.		station progressing, Round House lot RFP being created=jobs
Rehabilitation of deteriorated commercial or industrial property Medium Priority	Targeted financial assistance for rehabilitation/renovation to address accessibility, deteriorated buildings, code violations, and energy efficiency.	Access, Affordability, Sustainability	Fairgrounds building demolition planned.
	Outreach/assistance/education to property owners for housing rehabilitation for L/MI restaurant and immigrant workers including but not limited to renovations, education on rehabilitation programs, services/resources for tenants/property owners.	Access, Sustainability CDBG support for Center for New Americans. Coordination with BID.	Work with Center for New Americans

Priority Public Services Needs/Objectives/Activities

Need/Priority Level	Strategy/Program	Objective	Outcome
Basic Needs High Priority	Support funding applications targeted to households with low/mod incomes for: <ul style="list-style-type: none"> Shelter Emergency food assistance Access to health care 	Insure minimums of quality of life are met for health and safety CDBG funding for shelters, Survival Center, MANNA.	Sustainability of decent housing; Suitable Living Environment and economic opportunity Serve 400 in shelters Serve 2,700 via meals programs
Youth Programs High Priority	Support funding applications targeted to assisting youth <ul style="list-style-type: none"> After school tutoring Adult and peer mentoring Recreational programming Education Job readiness, employment training 	Enhance life skills for successful adulthood; secure education and job training for homelessness prevention and viable independent living CDBG funding for Community Action's Youth Employment Readiness Program	Sustainability of decent housing; Suitable Living Environment and economic opportunity Serve 45 youth/ collaborating with Northampton High School
Housing Support	Support case management	Provide housing and	Sustainability of decent

Services High Priority	services that facilitate housing stabilization, prevent evictions and avoid homelessness.	case management support services for successful tenancies. CDBG funds for Community Legal Aid Homelessness Prevention Program, SRO Outreach	housing; Suitable Living Environment and economic opportunity Serve 75 SRO; 20 CLA
Services for Special Needs Populations High Priority	Support Services for special needs populations including: Persons with drug / alcohol addictions; Serious mental illness; Homeless youth; homeless families with barriers to self sufficiency	Provision of not only housing, but support services for acquisition of healthy life skills; homelessness prevention CDBG funds for Case Management at homeless shelter and Com. Legal Aid/court	Sustainability of decent housing; Suitable Living Environment and economic opportunity Serve 420.
Skills Development, Training, Education & Counseling Medium Priority	Support applications including but not limited to the development of: Language and literacy skills, transitional education/workforce development, computer skills, employment and training skills, life skills, health/nutrition	Enhancing life skills to insure successful education and employment and self-sufficiency; homelessness prevention CDBG support for Center for New Americans, , Literacy Project and Youth Program	Economic opportunity, Suitable living environment Serve 115.
Transportation services Medium Priority	Support of applications for improved transportation for end users/ from areas of low/mod households to work centers	Improve linkages for low/mod HH's between housing and employment New train station in mixed income downtown neighborhood.	Economic opportunity, access to health care, jobs, education
Handicap services Medium Priority	Support efforts of local Committees and apply funds for entrances, curb cuts, interior public building access and flow	Improve accessibility of disabled to the downtown, jobs, public buildings and services CDBG support for Forbes Library Elevator installation Audio signal installations at crosswalks	Economic opportunity; a suitable living environment; improved accessibility
Childcare services	Support preservation	Improved ability of	Economic Opportunity

Medium Priority	/creation of child care subsidies	heads of households to pursue education and employment opportunities	Child Care provided at the James House for participants
Senior Center High Priority	Final year of debt service paid for by CDBG	Successful close out of major public facilities project CDBG debt service, City Operation and Maintenance	Improved availability of services for elders/improved quality of life Enhance programming and outreach to Latino and adjacent Housing Authority communities
Removal of Architectural Barriers High Priority	Survey public buildings, commercial buildings, public infrastructure and park facilities Installation of sidewalk curb cuts	Eliminate/lessen hardship for persons with physical disabilities.	Suitable living environment River Run sidewalk project/ Forbes Library Elevator
	Work with Committee on Disabilities and Human Rights Commission	Eliminate/lessen hardship for persons with physical disabilities.	Suitable living environment
Park & Recreation Facilities Medium Priority	Construction of new recreation facilities and improvements to existing park and recreation facilities in CDBG target areas and public housing sites.	CDBG expenditure for construction of new play area at the Jackson Street Elementary school that serves adjacent public housing.	Enhance living environment/ sustainability of decent housing Jackson St. school \play structure
Public Safety Medium Priority	Support public safety efforts including but not limited to DARE, crime prevention targeting LMI residents and neighborhoods	Address community safety concerns and lessen crime in targeted areas.	Suitable living environment No projects planned for FY15.

Evaluation of Past Performance/ FY14

ACTIVITY TYPE/ Project	Proposed Outcome	STATUS*
Housing		
Homeownership Assistance	45 households	*31 households served; 23 LMI ; 2 down Payment assistance Grants \$26,000
Preservation of Affordable Housing Stock	New South Street Apts. Building Rehabilitation	Funds being expended. Will be completed by June 30, 2014 \$130,000
Public Infrastructure		
Sidewalks	Sidewalk improvements	No CDBG expenditures. River Run project being carried over.
Public Facilities/Access	Forbes Library Elevator Design for Accessibility	Fundraising goals reached. Construction docs completed w/ \$14,000 CDBG
	James House Community Learning Center Renovations	Porch repair & painting completed/ \$35,365 Programs operating
	Senior Center Debt Service	7 th debt service payment made \$311,621
	Grove Street Inn Homeless Shelter for Individuals / Rehabilitation 80 served	Exterior Painting completed. \$ 11,000 CDBG and \$20,000 private donation
Economic Development		
	Micro Business Assistance	10 individuals counseled, 2 jobs created, 12 jobs retained
Elimination of Slums and Blight	Fairgrounds Redevelopment	No demo occurred. Funds being carried over.
Public Services		
	12 programs funded Various Outcomes	All on track for meeting goals for #'s served. <i>*Status reflects 3 quarters reported through 3/31/13</i>

Activities/Funds Being Carried Over

River Run Sidewalk - There have been several neighborhood meetings with the Trustees and residents. It has taken longer than anticipated to implement the project as it relates to a development activity adjacent to the complex and Mass Highway project timelines for the intersecting roadway/ Damon Road.

The Fairgrounds Redevelopment project is complicated and on-going. The overall redevelopment plan, related to on-site and off-site drainage and storm-water issues is massive. Intensive legislative work occurred during this year that resulted in a three million dollar earmark. Existing staff capacity at the Fairgrounds is limited, so

FY15 Other Program Funds:

- Projected program income from loan repayments in FY15 is anticipated to be \$ 8,545.44 (River Valley Market, First Time Homebuyer).
- No revolving loan funds
- No float-funded activities
- No Section 108 Loan guarantees
- No surplus funds from urban renewal settlements
- No grant funds returned to a line of credit
- No income from float-funded activities
- No expenditures anticipated for urgent need activities

Low/Mod Benefit Expenditure Levels (91.220(I)(1)(iv))

Total Expenditures		
Total Award= New \$ 618,768	Carry Over \$ 330,000	948,768
Planning and Administration		<u>123,753</u>
Subtotal to determine denominator		825,015
<u>LMI Expenditures</u>		
Public Services		108,839
Housing		326,000
Infrastructure - Area Benefit		65,000
Public Facilities		145,613
Economic Development		<u>10,000</u>
Subtotal to determine numerator		655,452
LMI Benefit %		0.7944%
<u>Non-LMI Expenditures</u>		
Slums & Blight		77,500
Subtotal non-LMI expenditures		77,500

Citizen Participation and Consultation

The Community and Economic Development Office conducted two public hearings, an intensive interview process for public service applicants and held targeted consultations to gather input for the FY15 Action Plan. The first public hearing was held February 12th and the second was held April 9th, 2014.

CDBG grantees and local housing, homeless and social service providers discussed issues and trends they are seeing with their client populations and delineated unmet needs. The draft action plan was presented at the second hearing. Attendees were also made aware of observations made by the Ad Hoc Public Services Review Committee. The Committee members are considering adding criteria for leveraging, fundraising and capacity building for next year's funding competition. Those requirements were discussed with the grantees and they understand the rationale. No decisions will be made until closer to the end of the calendar year.

Twelve Public Service applicant interviews were conducted March 10th, 11th, and 12th. The process allowed the Review Committee to ask each applicant about unmet community needs, issues, trends, program successes, as well as budget and fundraising challenges. Additionally, public input was gathered from the general public, municipal departments and boards, community and social service organizations, economic development organizations, regional partners and surrounding communities.

Next Step Collaborative: Held monthly meetings with housing and homeless service providers. Meetings were held September 12, 2013; October 10, 2013, November 14, 2013, December 12, 2013, January 9, 2014, February 13, 2014, March 13, 2014, April 10, 2014, and June 12, 2014. (Staff attended the Annual Mass. Fair Housing Conference on May 8th). Monthly gatherings facilitate service coordination, track shelter capacity and numbers of unsheltered, street activity, available resources, overflow issues and trends that City/providers address together. Meetings held monthly since 1994. (Membership list included in appendix).

Massachusetts Fair Housing Center: Three meetings were held with the Executive Director to determine program components for CDBG work scope and implementation activities from the Analysis of Impediments update. The agency did not apply for CDBG for the coming year, but will continue to do work in Northampton. Implementing recommendations in the Impediments Analysis will be included in this Action Plan.

COSA meetings: (Council of Social Service Agencies) under the auspices of the Hampshire County Council of Governments). Attended monthly sessions for discussions, presentations and networking between 25-40 Social Service agencies. Focus was on linking family and parenting resources with family emergency shelter system and to update on Regional Network activity. Needs assessment frames CDBG expenditure priorities.

HIV/AIDS: Met with AIDS Care of Hampshire County, now called A Positive Place, at Three County Continuum of Care meetings. A Positive Place has increased their housing subsidies for individuals and families experiencing HIV/AIDS and serves as the area resource on issues and trends relative to housing and service demands and service gaps.

Public Housing: Consultations occurred with the Northampton Housing Authority during March and April of 2014. There are now 2 Housing Partnership members on the Housing Authority Board of Commissioners. Housing Authority updates have been added to the monthly Housing Partnership agendas, so communication flow between the two entities has been enhanced.

Northampton Housing Partnership met monthly to implement "Housing Needs Assessment and Strategic Plan". The members have initiated two funding requests to the Community Preservation Committee to address gaps in the service delivery system. A Request for Proposals to identify an agency to implement the second award will occur this fiscal year.

SRO Outreach Coordinator/ Met with the Single Room Occupancy Outreach Coordinator to ascertain needs of residents living in private and publicly funded SRO's.

Three County Continuum of Care/ City of Northampton continues to be represented at the Rural COC, now led by the Hilltown Community Development Corporation. Northampton is still a grantee for the Shelter Plus Care North project.

Western Mass. Regional Network to End Homelessness/ Housing Planner continues to serve on the Leadership Council that meets quarterly and attends the Individual Services and Unaccompanied Youth Committee meetings.

Veteran's Services

The City of Northampton's Veterans Agent and representatives from Soldier On and the Veterans Administration in Leeds all attend the Next Step Collaborative meetings monthly. The Western Mass. Network to End Homelessness has a Veterans Sub-Committee that also meets monthly (see appendix for minutes sample). Reviews point in time count information, service delivery coordination and gap identification.

Town of Amherst

Consultation with Amherst for their coming year's activities yielded the following:

- the Town is excited about the completion and lease up of Olympia Oaks, a 42 unit affordable rental development,
- the Town, MHP and others are working to preserve affordable housing (at least 41 units) at Rolling Green, a 204 unit apartment complex in town

- through the Town's inclusionary zoning bylaw, 6 new SHI-eligible units will be constructed at Presidential Apartments as they expand their number of units
- Habitat for Humanity is working with the Town to develop two affordable homeownership units on the town-owned Hawthorne property just north of downtown.
- Amherst Transitional Housing is expanding to a second unit for a total of 8 bedrooms to help provide individuals services and housing as they look for employment and permanent housing,
- The Town will support the operation of the seasonal shelter and is working with Craig's Doors to develop a long term plan for a permanent shelter
- The Town offers emergency funds on a referral basis for fuel, utility, rental arrears and transportation to help prevent homelessness and to help individuals and families find housing

A complete description of the standard Citizen Participation and Consultation Process is included in the appendix.

RESOURCES (91.220 c1 and c2)

The jurisdiction anticipates the following federal, state, local and private resources to be available in the next year to address local needs. The majority of funds referenced benefit low mod income households within the City of Northampton.

Northampton Affordable Housing Trust Fund - The City established the Northampton Housing Trust Fund in 2001 in order to maintain affordability at Hampton Gardens, an expiring use multi unit family housing development. The Trust Fund provided rental subsidies to low / mod income households at the development which secured 8 additional years of affordability. The fund is now exhausted. There may be an effort to recapitalize the fund, possibly through the local Community Preservation Act programming.

Community Preservation Act (CPA) – The CPA was passed by the voters in Northampton in November 2005 and allows the City to enact a CPA tax assessment that is matched by the state and used exclusively for open space/ recreation, historic preservation and community housing activities. The forecast for available CPA funds for 2014 - 2015 is roughly 1.1 million, with at least 10% being guaranteed for housing (\$110,000). Both affordable housing projects will be applying to the CPC in FY15 (HAP in August and Valley CDC in January 2015).

Veterans Affairs Supportive Housing Program– The Northampton Housing Authority administers the HUD VASH Program vouchers for the region, in conjunction with their partners at the

Leeds Mass Veterans Administration Medical Campus. With several years of allocations, there is now a total of 230. The average monthly HAP payment to a landlord with a VASH client is \$433, or about \$5,200 per year. The VASH participants are spread throughout the four western counties, so these financial resources are not all spent in Northampton. 15-17 new vouchers are expected for this new fiscal year.

Other anticipated resources include: (updated as of May 1, 2014)

Agency	Assistance	State / Federal	Amount
<i>Big Brothers Big Sisters</i>	Northampton CDBG	Federal	\$ 4,500
	MA Mentoring Project	State (projected)	2,500
	United Way	Private (projected)	12,000
	Misc. Grants	Private (projected)	5,000
	Fundraising	Private (projected)	30,000
	Donations	Private (projected)	7,500
<i>Casa Latina</i>	Northampton CDBG	Federal	\$ 14,000
	United Way	Private	39,156
	Misc. Grants	Federal/Local	30,000
	Administration Fee	C. Dickinson Hospital	19,080
	Interpreting Service Fee		16,800
<i>Center for New Americans</i>			
	Northampton CDBG	Federal	\$ 9,000
	Greenfield CDBG	Federal	0
	Amherst CDBG	Federal	0
	Dept. of Education	State	399,268
	Office of Refugee & Immigrants	State	9,655
	Foundation Grants	Private	20,000
	Individual Gifts	Private	45,000
	Hampshire United Way	Private	20,000
	Franklin United Way	Private	13,841
<i>Community Legal Aid</i>			
	Northampton CDBG	Federal	6,000
	Mass. Legal Assistance Corp.	Private	11,275
	Mass. Bar Foundation	Private	7,120
	Emergency Solutions Grant	State	0
<i>City of Northampton</i>			
	CDBG Allocation	Federal	\$ 621,640
	Community Preservation	Local	Florence Fields 400,000
<i>Broad Brook Gap</i>	Community Forest Program	Federal	
	Mass. Land Grant	State	Closed FY13 400,000

	Community Preservation Act	Local	300,000
	U.S. Fisheries & Wildlife	Federal	75,000
Conn. River Greenway	Transportation Imp. Program	Federal	6,000,000
& Damon Road	Legislative Earmark	State	100,000
	Parkland Acquisitions	State	400,000
	Community Preservation Act	Local	190,000
Leeds Park and Ride	Transportation Imp. Program	Federal	1,000,000
High Speed Rail	High Speed Rail Funds	Federal/ Western Mass.	73,000,000
& Rail Trail Linkage		Northampton	6,000,000
	State transportation Bond	State	1,500,000
South Street Traffic	Mass. Smart Growth	State	300,000
Calming	Overlay MGL40R		
Pleasant Street	EPA Brownfields Grant	Federal	20,000
	Transportation Imp. Funds	State	2,000,000
<i>Community Action</i>			
Employment Readiness	Northampton CDBG	Federal	\$ 6,400
	Workforce Investment Act	Federal	16,359
	Community Services BGrant	Federal	1,200
	Mass. Clean Energy Center	State	10,000
	Com. Foundation/W.Mass	Private	10,000
<i>Literacy Project</i>	WIA	Federal	\$ 44,000
	Northampton CDBG	Federal	9,000
	Ware CDBG	Federal	73,500
	Greenfield CDBG	Federal	17,000
	Dept. of Education	State	714,567
	DESE Career Pathways	State	74,000
	Donations/fundraising	Private	60,000
	Womens Missionary Found.	Private	10,000
	Greater Worcester Found.	Private	15,000
	Wapack Foundation	Private	2,500
	Bete Foundation	Private	5,000
	United Way	Private	10,000
	Other Foundations	Private	10,000
	Rental Income	Private	4,800
	Other Grants	Private	88,000
<i>MANNA Soup Kitchen</i>			
	EF and SP	Federal	\$ 0
	Northampton CDBG	Federal	3,000
	Shelter Sunday	Private	7,000
	Project Bread	Private	2,000
	Donations	Private	7,600
	Religious Organizations	Private	7,000
<i>Mass. Fair Housing</i>	HUD FH Grant	Federal	325,000

<i>Center</i>	Northampton CDBG	Federal	5,000
	Springfield CDBG Grant	Federal	7,500
	Community Foundation/WM	Private	5,100
	Attorneys Fees	Private	36,000
<i>Meadowbrook</i>	222 units	Low Income Housing Tax Credits	
<i>Apartments</i>		\$6.5 Million Equity – 40-Year	
<i>Affordability</i>			
<i>Northampton Housing</i>	Public Housing Subsidies	Federal	387,696
<i>Authority</i>	Capital Fund	Federal	144,198
	ARRA / Capital Projects	Federal	182,526
	Section 8	Federal	3,480,932
	Section 8 Mod Rehab	Federal	163,683
	Public Housing Subsidies	State	362,931
	Mass Rental Vouchers	State	34,000
	Mix Population Grant	State	31,200
	Modernization Program	State	132,400
	Veterans Supportive Housing Program Rental Vouchers	Federal Section 8	324,929
	Religious Organizations	Private	6,700
<i>ServiceNet, Inc.</i>	Northampton CDBG	Federal	13,000
<i>InterFaith Shelter</i>	Deferred Payment Loan	Federal	9,996
	DHCD	State	68,602
	Friends of the Homeless	Private	13,768
	Private Donations	Private	12,346
<i>ServiceNet, Inc.</i>	Northampton CDBG Grove	Federal	15,000
<i>Grove Street Inn</i>	DHCD Grove St. /	State	\$ 170,000
	MA Shelter Alliance	Private	26,648
	Hampshire UW	Private	30,000
	Project Bread	Private	1,075
	Private Donations	Private	25,472
<i>SRO Outreach</i>	Northampton CDBG	Federal	\$ 14,000
	FEMA	Federal	0
	United Way Hampshire County	Private	37,200
	Hap Inc.	Non-Profit	2,000
	Valley CDC	Non-Profit	3,500
	Highland Valley Elder Services	Private (applying)	4,000
	Home City Housing	Private	2,000
	Donations	Private (projected)	8,500
<i>Survival Center</i>	EFSP	Federal	0
	City of Easthampton	Federal/State	5,500
	Northampton CDBG	Federal	10,000

	Project Bread	Private	8,000
	United Way	Private	60,000
	Misc. Grants	Private	55,000
	Goshen Grant Income	Local	10,000
	Civic/ Business	Private	51,000
	Religious	Private	12,000
	Individual Donations	Private	341,200
	Interest Income	Private	1,000
	Schools	Private	100
<i>Three County</i>	Project Development-USDA	Federal	20,000
<i>Fairgrounds</i>	Cultural Facilities	State	3,000,000
	EDA	Federal	TBD
<i>Valley CDC</i>	CDBG Amherst	Federal/State	6,250
	CDBG Northampton	Federal	26,000
	Florence Savings	Private	20,000
	TD Bank North	Private	5,000
	Easthampton Savings Bank	Private	5,000
	Peoples Bank	Private	6,000
	Berkshire Bank	Private	2,500
	Country Bank for Savings	Private	2,500
	TD Bank	Private	5,000
	MHP/Home Safe Program	Private	8,000
	DHCD CITC	State	25,000
	HAP/AGO Foreclosure Program	Private	37,500
	HC United Way	Private	20,000
	Mass Growth Com. Capital	State (projected)	17,500
	Membership Donations	Private	7,000
	Developer Overhead (Parsons)	Private/State/Fed	86,000
	Fundraising	Private (projected)	20,000
	Homebuyer Workshop Fees	Private	10,000
	Homeownership Marketing	Private	23,100
	Foundations	Private	10,000
<i>Small Business</i>	SBTA State Office of Entrep.	State	30,000
<i>Assistance Program</i>	USDA Rural Business Dev.	Federal	15,000
	Northampton CDBG	Federal	10,000
	Florence Savings Bank	Private	5,000
<i>Pioneer Valley</i>	Garfield Ave.	Federal AHP	\$60,000
<i>Habitat for</i>	5 Units	Private (Lions Club)	20,000
<i>Humanity</i>		Local / State CPA	120,000
		Major Donor	25,000
		In-kind land donation	125,000
Massachusetts DMR	10 New Units Burt's Pit Road	State (pending)	\$2,000,000

Go West SRO	17 Units	State / Federal McKinney	
St. Michael's House	86 Units	Mass Housing	
The Lorraine SRO	20 Units /Rental subsidies	State Private	
Earl Street SRO	14 Units Rental Subsidies	State / Federal Sec 8	
McKinney Funding	Hampshire County Programs	Federal	\$342,253/yr.

City of Northampton Projects

No ARRA or Neighborhood Stabilization funds are received.

Florence Fields Recreation Area is a new recreation area being developed. It includes farm fields, passive recreation and play fields. It is within walking distance from Florence Heights, one of the two public housing family developments owned and managed by the Northampton Housing Authority. Recreation fields should be completed by mid-summer 2014. Fields will be ready for use in the summer or fall of 2015. The pavilion/ restrooms will be constructed in the fall of 2014. Playground funded by a \$50,000 State grant and CPA funds will be built in the fall of 2015.

Bridge Street School Playground will be constructed with CPA funds and private fundraising. An adjacent portion of Lampron Park will be renovated in the fall of 2015 with CPA funds and a \$50,000 State grant.

Connecticut River Greenway and adjacent Lane Business Park – This project will create needed riverfront access, riverfront recreation and economic development opportunities immediately adjacent to River Run, the largest condominium development in the City. River Run serves mostly low and moderate income and special needs households and is within walking distance to the Housing Authority's other large family public housing complex, Hampshire Heights. The new sidewalk planned to serve River Run is adjacent to the Lane Business Park development and will connect to Damon Road, a major artery.

Sidewalk design will occur in 2014 for 2015 construction.

Site work on the greenway will begin in the summer or fall of 2015. The Lane Business Park private sector development phase is several years off. A new traffic signal at Industrial Drive and Damon Road will also improve pedestrian and vehicular safety; planned for fall of 2015.

High Speed Rail and Rail Trail Linkage Project – This project will bring Amtrak back to Northampton, add a related traffic signal at Damon Road/Industrial Drive, build a new train station platform and railroad under pass to connect rail trail sections. Will serve adjacent low and moderate income neighborhoods. Rail lines are currently under construction with Amtrak and expected to be operational in January of 2015. Linkage to the rail trail will be design in the fall of 2014 with construction in the summer of 2015. Train station construction will begin with a temporary platform to be installed in the fall of 2014 and a permanent platform will be erected the following year.

Roundabouts at Pleasant St. /Conz Street and N.King St./Hatfield Street - Funds are in place to complete the design of two roundabouts that will improve vehicular and pedestrian safety. The Pleasant Street location serves many downtown residents, including visitors to the Senior Center and a 190 unit Housing Authority elderly housing complex. The Pleasant St. roundabout is at 75% of design, with construction planned for 2017. N. King is at the 25% design stage with construction planned for 2018.

Main Street/State Street/South Street Intersection - Funded to complete the design for an intersection realignment to address dangerous condition at site of high pedestrian use. Adjacent to affordable housing at 22-34 New South Street and 36 Bedford Terrace. Design is in the feasibility stage, construction planned for 2018.

Pulaski Park Re-design - Community Preservation Committee award of \$194,500 for the re-design and preparation of construction drawings for the primary downtown recreational green space. Full design expected to be completed by spring of 2015 with Phase 1 construction planned for summer/fall of 2015.

MassCentral Rail Trail extension in Leeds - Design at 75%; design completed in spring of 2015. Phase 1 construction is planned for summer/fall of 2015 into spring of 2016; Phase 2 of construction is planned for 2018.

Summary of Specific Annual Objectives and Program Activities (91.220 c 3)

On or about July 1, 2014 the City of Northampton will receive Community Development Block Grant (CDBG) funds in the amount of \$618,768 from the United States Department of Housing & Urban Development (HUD).

This Action Plan articulates the use of those funds and addresses objectives related to a range of housing, public facilities, economic development, elimination of blighted and decadent areas and public service needs identified in the Consolidated Plan and the community outreach process.

Pursuant to HUD regulations, activities must meet one of the following CDBG national objectives: (1) activities benefiting persons of low and moderate income; (2) activities aiding in the elimination of slums and blight; and (3) activities that address an urgent community need. Each activity to be funded will address one or more of those objectives.

The *housing activities* are designed to ensure the availability of decent, safe and affordable housing for the City's low and moderate income residents. The Valley CDC will assist low and moderate-income households through a homeownership assistance program that provides referrals to HOME assisted units in Northampton and direct financial assistance. Valley will

also conduct predevelopment feasibility and secure funding sources to create 40-60 new units of affordable housing. HAP has a 6 month option on an existing SRO and is currently engaged in predevelopment due diligence to create 78 units of new mixed income housing. Both projects are located downtown, close to an expanded Amtrak rail station platform.

The program can provide *public infrastructure improvements* within CDBG eligible areas with the goal of providing a suitable living environment for households with low & moderate incomes. Funding will be considered for installation of a new sidewalk connecting the River Run condominium complex to Damon Road. An income survey of residents may be implemented. If the property location is deemed eligible and the Trustees agree to support the project, funds will be allocated. The Department of Public Works, in conjunction with the City's Committee on Disabilities, has identified 2 intersections for installation of audible crossing signals for the visually impaired.

The program can develop and improve *public facilities* within CDBG eligible areas to insure citizens will have access to and use of adequate public facilities. The program can also undertake access improvements ensuring persons with physical disabilities have adequate access to public facilities and services. Funds were allocated this past year to produce construction specifications for the Forbes Library Elevator to insure access for all Library patrons. Installation will occur in FY15. The goal of raising \$300,000 has been achieved.

Northampton CDBG Year 31 will provide funding to 12 *public service* programs targeted to serving the City's low and moderate income population through community based non-profit agencies and organizations. Public services include food and meals programs, housing support programs, literacy and mentoring programs as well as assistance for Latinos and immigrant populations.

Economic development activities will promote job creation and retention within Northampton and promote the development of micro-business enterprises, principally targeted to benefit the City's low and moderate-income residents.

The program will also provide assistance for *eliminating slums, blighted and decadent conditions*. CDBG funded work this coming year will accomplish demolition at the Three County Fairgrounds public facility and at a Housing Authority owned parcel on Laurel Street.

Planning and administration resources will be utilized to support the provision of professional planning expertise for the City including neighborhood planning, the development and preservation of affordable housing, economic development activities geared towards business support, job creation and retention efforts within the City and administration of the Community Development Block Grant Program.

Obstacles to Addressing Underserved Needs

There are several obstacles that were identified in the Impediments to Fair Housing Choice report completed in 2012. Data analysis conducted by the Massachusetts Fair Housing Center in that analysis yielded the following:

- Latino and Black residents have lower incomes than their White Non-Latino counterparts.
- Young adults and senior citizens have lower incomes than middle aged residents.
- The newest residents and those who are moving within Northampton are disproportionately low-income as compared to the City as a whole.
- The average household size is getting smaller.
- The percentage of Northampton residents identifying as Latino has increased the past few years, but the growth rate has not increased as rapidly here as it has in the county or state.
- Residents of color are overrepresented in tracts 8216.01, 8219.03 and 8220 which contains Smith College, so 8220 may not be representative of the City as a whole.
- Residents of color are underrepresented in tract 8217.
- Significant increase in those aged 45 to 65, significant decrease of those 25 to 44 and children under 18, over last 10 years.
- Percentage of female headed households with children has increased over last decade.
- Female headed households with children are disproportionately living in poverty.
- More than 50% of the housing stock was built before 1950.
- Except for tract 8216.02, children under the age of 6 are underrepresented in tracts containing the oldest housing stock.
- Northampton's rental market is competitive.
- Homeownership rates for Black and Latino residents is much lower than for it White Non-Latino counterparts.
- Residents of color are more likely to live in larger households than White Non-Latino residents.
- Limited supply of rental housing stock for large families; abundant supply of owner housing capable of accommodating larger families.
- Over the past ten years, the cost of homeownership in Northampton has risen dramatically while the median income has stayed flat.
- The median rent in Northampton is considered unaffordable to over 40% of the households in Northampton and is extremely unaffordable to almost 25% of households.
- Over the past ten years, while the amount of households paying affordable rent has stayed roughly the same, the amount of households that were paying very affordable rent has decreased by more than 10 percentage points, the amount of households paying unaffordable rent has increased by more than 5 percentage points, and the amount of households paying very unaffordable rent has increased nearly 10 percentage points.
- Over the past ten years, there has been a loss in the number of low-rent apartments and an increase in the number of high-rent apartments.

- There is a polarization of affordable homeownership in Northampton. For more than half of the mortgaged homes, the owner's housing cost was either extremely affordable or else it was unaffordable.

(Next items were reported during a focus group meeting hosted by MFHC in 2013)

- Members of certain protected classes may be denied housing based on their CORI records. This may have a discriminatory effect based on race, national origin, and disability.
- Residents living with AIDS and HIV reported experiencing housing discrimination because of their HIV/AIDS status.
- There is a high representation of Latinos, African-Americans and transgender people in the HIV/AIDS community.
- Some elderly residents residing in public housing experience bullying and intimidation.
- Some landlords are resistant to accommodating the needs of elderly tenants as they become frailer and in need of modifications to their apartment.
- Homeless and disabled individuals often face challenges trying to meet the requirements that landlords have when securing a new apartment such as credit checks, references, etc.
- Discrimination based on disability was the most commonly stated reason for a housing discrimination complaint over the past six years.
- There are several agencies operating in Northampton and the region that are charged with handling claims of housing discrimination.
- The City has used its CDBG allocation to support numerous agencies and programs involved in housing issues.
- There are two municipal boards and commissions which have the opportunity to address fair housing issues.
- The city's Housing Plan recognizes the need to provide a range of housing choices for its residents.
- The city's zoning ordinance includes an overlay district designed to encourage affordable housing in its suburban and rural residential zones.
- Multi-family dwellings are not permitted as of right in any residential zone in the city.
- Community residences or halfway homes are not permitted by right in any of the city's residential zones.
- Accessory apartments are permitted by right in all residential zones.
- Many of the city's more flexible and diverse uses are only permitted by the special permission of a city board.
- There are several community organizations in the region designed to empower or advocate for members of a variety of protected classes.
- Local rental housing advertisements frequently state "no pets."
- Some local rental housing advertisements state that students are prohibited from renting.

- Some local rental housing advertisements seem to indicate an unwillingness to rent to families with children.

Additional Information on the Changing Community Profile

(As excerpted from Community Action/the Anti-Poverty Agency's Needs Assessment FY2012-2014 Report)

"Franklin County, designated the state's only rural county, and neighboring **Hampshire County** encompass 1,425 square miles and include many small cities and towns. In its FY '2009-2011 needs assessment, *Community Action*, the federally-designated Community Action Agency for both counties, noted that: "The 'diversity of the diversity' in Franklin and **Hampshire** Counties is unusual for a rural area. ... The number of undocumented immigrants is increasing, especially those from Latin America, China, and other Asian countries." (FY '2009-2011 Needs Assessment, p. 34) The most recent needs assessment for FY '2012-2014 cites 2010 Census data to confirm this trend. Since 2000, the counties experienced a small increase in overall population (about 2.5%) driven by dramatic increases in their immigrant population. For example, the counties' Asian population grew by 37% and the Latino population grew by 47% between 2000 and 2010. The Pioneer Valley Planning Commission's 2011 Comprehensive Economic Development Strategy (CEDS) Annual Report also concludes from the 2010 Census that the region's long tradition of attracting immigrants continues unabated, and remarks that newcomers are increasingly drawn not to such urban centers as Holyoke and Springfield but to the counties' more rural communities. The report also notes the workforce development ramifications of this influx of immigrants since they represent an increasing segment of the labor pool.

Community Action's FY '2012-2014 report notes that **Hampshire County's** population is both more dense and more racially and ethnically diverse than Franklin County's, but there are several overarching similarities. Increasingly, the counties' respective populations face all the economic and social challenges associated with larger urban areas, but without the buffer or safety net created by the public infrastructure typical of larger areas. For instance, the availability of public transportation to newcomers, who may not yet have obtained a driver's license, is much more limited, as is the availability of childcare. This service deficit increases barriers to education and employment, which creates a risk of isolation for newcomers, especially before they have become proficient in English.

In addition, unlike cities which have attracted immigrants from one country of origin, Hampshire and Franklin Counties have become home to immigrants from over 50 different countries. Particular enclaves in each county have attracted particular groups, such as Easthampton and Moroccans, Turners Falls and Mexicans but in fact, the regions have been settled by an astounding diversity of immigrants from North Africa, the Middle East, Asia, and a variety of countries in Latin America. In addition, whereas the counties' aggregate data suggests that overall, the counties' population is still predominantly white, the communities where the Center for New Americans has located its program centers are disproportionately diverse.

Northampton is the county seat for Hampshire County. Its population, now at 28,549, has declined slightly since 2000 notwithstanding a continuing influx of immigrants from Ecuador, China, Vietnam, and Cambodia.

Northampton's economic base consists of some manufacturing, a service sector which includes government offices, healthcare, Smith College, and retail outlets and restaurants. Although the 2010-2011 public school data shows that the percent of children speaking a first language other than English is at 7.7% overall, at the Jackson Street School, located close to a public housing community where many immigrants live (Hampshire Heights), the percentage is 13.5%. Some immigrants to Northampton who work in the restaurant trade have come to the community without their children, who remain at home, and they live in restaurant dormitories.

Activities to Address Obstacles

Increase Stock of Affordable Housing

Community Education

On April 25th, 2014 the Massachusetts Housing Partnership conducted a forum at Holyoke Community College that included the following:

- Housing In Western Massachusetts: the Big Picture (area demographics and trends)
Presented by 3 Regional Planning Commissions
- Assessing Needs and Mobilizing Resources
- Fair Housing: What You Need to Know
- Site Identification and Assessment
- Basics of Development Finance
- Small Scale Development Case Studies: Opportunities and Challenges

Northampton City staff and Housing Partnership members attended. Many municipal officials from smaller communities were also present. Increasing the number of projects in the area and the number of communities committed to initiating and supporting those projects will increase opportunities in all areas. If the supply of affordable housing increases, rental rates and demand will decrease and there will be more accessible housing options.

New Construction

The Mayor is meeting with the UnderSecretary of DHCD in June of 2014 to request State funding support for the HAPHousing affordable housing development on Pleasant Street and Valley CDC's affordable housing project on Pleasant Street. These two projects will be a huge infusion of units into the affordable and market rate affordable housing inventory. These projects will be in addition to the units currently in place at Village Hill, the former State Hospital property and neither of these projects were even anticipated last year. Efforts will be made to secure local and state funds.

Female headed households with children are disproportionately living in poverty.

Asset Development for Homeless Families

On April 24th Governor Patrick announced a \$250,000 award for Western Mass. for Secure Jobs for Homeless Families. The Regional Network to End Homelessness had obtained an earlier award from the Paul and Phyllis Fireman Foundation for the same amount with exemplary results. The Department of Housing and Community Development incorporated the program into its budget and issued one million dollars for a statewide initiative. This funding will allow the original pilot project to continue and expand. Local collaborators on the initial Secure Jobs Connect effort included HAPHousing, the Corporation for Public Management, CareerPoint, Future Works and Square One. The success relied on a vast network of partnerships that included dozens of businesses, regional employment boards, community colleges and housing

and child care providers. In Western Mass. over an 11 month period 143 parents obtained jobs averaging 10.20/hr. providing a new level of housing stability.

Increasing Housing Location Choice

On May 27th a meeting will be held in Northampton with Mass. Fair Housing staff and Board members to formulate a regional fair housing strategy to create communities of opportunity to de-concentrate poverty. This is a follow up to a session at the Annual Conference (held April 10, 11) featuring the Oak Park Illinois Housing Center intentional integration community model. A sign-up sheet was circulated after the session where community representatives indicated their interest in investigating this model for implementation here. Holyoke and Springfield have high rates of segregation within them and higher concentrations of poverty and people of color than Franklin and Hampshire communities. A regional approach would identify the northern tier as communities of opportunities and strategies would be developed to encourage movement from the Hampden county communities. This dialogue will continue into the new fiscal year.

Increase in Elderly and Latino Population Segments

Facilitating Inclusiveness

Meeting held April 3rd with City Councilor and Council on Aging and Casa Latina staff to increase Hispanic household participation at the Senior Center. Will examine hiring opportunities to place bilingual personnel on staff, recruit bilingual volunteers, recruit Latino representation on the Board of Directors, offer translated program notices, cultural awareness training. Meetings will be held periodically to gauge progress. All parties committed to having everyone feel welcome at the Senior Center.

Discrimination based on disability was the most commonly stated reason for a housing discrimination complaint over the past six years.

Coordinating Services for the Disabled

City staff attended a meeting held April 9, 2014 sponsored by the Franklin Hampshire Career Center. The meeting was facilitated by a Coordinator employed by the Department of Labor's Disability Employment Initiative. Agenda was focused on:

- Building cross agency collaborations between agencies and individuals in the service of people with disabilities
- Understanding local resources
- Responding to gaps or duplication of services
- Identifying challenges faced by job seekers with disabilities
- Update on changes in Federal funding for sheltered workshops

Purpose was to form a Regional Disability Resource Team to accomplish the following: 1.) improve coordination and collaboration among employment, training and asset development program implemented at the state and local levels, including the Ticket to Work Program; 2.)

build effective community partnerships that leverage public and private resources to better serve individuals with disabilities and improve employment outcomes. City staff will continue to participate in this program year.

There is a high representation of Latinos, African-Americans and transgender people in the HIV/AIDS community.

Northampton will co-sponsor a workshop with Massachusetts Fair Housing Center for A Positive Place program participants and staff on fair housing law.

Members of certain protected classes may be denied housing based on their CORI records.

Northampton will work with the Mass. Fair Housing Center to repeat workshops offered this past year at the Hampshire County Reintegration Round table venue with area service providers and House of Corrections personnel.

Homeownership rates for Black and Latino residents is much lower than for it White Non-Latino counterparts.

Valley CDC will be encouraged to increase outreach for the First Time Homebuyer workshops and homeownership assistance to Florence Heights and Hampshire Heights and work with the Puentes Program at Casa Latina to identify potential clients.

The City will support the Northampton Housing Authority with its plan to develop the Laurel Street site for homeownership units for families coming from Hampshire Heights and Florence Heights.

Allocation Priorities and Geographic Areas

Allocation priorities were chosen consistent with the goals and objectives in the Consolidated Plan and in response to the needs identified in the annual solicitation, community outreach process and the Housing Needs Assessment and Strategic Housing Plan. Public services will be delivered city-wide and the infrastructure projects are planned to serve a housing complex where many low and moderate income households reside and crosswalks adjacent to the Senior Center and an elderly/young disabled Housing Authority property (Salvo House/ units).

Geographic Areas Where Activities Will Occur

Census tracts with more than 25% minority population are defined as areas of minority concentration. Presently, there are no such areas in the city. Northampton defines census tracts with percentages of low income households that exceed the city average of 39% to be areas of low income concentration. Those tracts consist primarily of the more densely populated areas in and around the Central business district downtown. These tracts are: 8216.01, 8219.02, 8220 (Smith College) and 8221.

CDBG Target Areas by Census Tract / Block Group

Pursuant to program regulations the following census tracts/block groups are targeted for CDBG funds based on income; more than 51% of the households in these areas have incomes below 80% of median income based on family size. (Census Tract Map attached.)

<u>Geographic Description</u>	<u>Census Tract, Block & Group</u>
North King Street	8216 01 – 1
Florence	8216 02 – 5
Leeds Veterans Hospital	8217 00 – 3
Central Core / Downtown	*8219 02 – 2; 8219 02 – 3; 8220 00 – 1
Former State Hospital	8219 02 – 4

*2010 Census Tract 821902 was split into 2: 821903 and 821904

All area benefit activities funded by the City are located within CDBG eligible census tracts. Direct benefit activities are funded throughout the City at locations, which meet direct benefit criteria.

Urgent Community Development Needs

Pursuant to HUD regulation 570.208 (c) “Criteria for National Objectives”, CDBG resources may be used to address community development needs having a particular urgency. In utilizing this national objective criterion, the jurisdiction must certify that a particular activity is designed to alleviate existing conditions that directly pose a serious and immediate threat to the health, safety and welfare of a community. The existing conditions to trigger an urgent community development need must be recent, or have recently reached a level of urgency within the past eighteen months. The following occurrences and/or conditions may require the determination outlined above:

- natural disasters (flood, hurricane, tornado, wildfire)
- structural fires of a particularly devastating nature

The City, depending on required activity, may complete a determination for CDBG funds to be used to address a particular urgent community development need. The Housing and Community Development Planner/CDBG Administrator shall complete the determination. Concurrence with the completed determination shall be required from the Mayor prior to the

expenditure of CDBG funds. Examples of activities that typically meet an urgent community need are infrastructure improvements, interim assistance, and rehab of a community facility.

Action Plan Amendments

During the course of the CDBG program year, funded activities may require budget adjustments based on project related cost revisions, overruns or savings. Such adjustments will be made only to activities included within an approved annual Action Plan. At such times the City requires flexibility in adjusting budgets. A budget adjustment will be considered a substantial amendment to the Action Plan if it meets the criteria established in the Citizen Participation Plan.

Annual Affordable Housing Goals (91.220 g)

New Affordable Rental Housing for Individuals and Families

The *Valley CDC* completed the energy efficient rehabilitation of an existing building on King Street near downtown Northampton two years ago. The project added 10 new SRO units to the inventory. The building formerly housed 2 apartments and first floor commercial space. The beautifully renovated structure now provides 10 enhanced SRO units, five specifically for formerly homeless.

Valley serves the communities of Northampton, Easthampton and Amherst. After an 18 month permitting review process, Valley has been granted approval to break ground on a 38 unit family rental housing development in Easthampton. Occupancy is expected for September of 2014. This project will be an exciting and much needed addition of units to the region's affordable rental housing inventory.

Valley has a signed Purchase and Sale Agreement on the former Lumberyard parcel in downtown Northampton. The fall of 2014 was spent doing due diligence regarding a storm drain channel that traverses the property, conducting the Environmental Assessments, getting the property appraised and hiring an architectural firm. A meeting was held with the Planning Department on May 9th to review site plan schematics. The mixed use proposal will include office/retail on the first floor and 40-60 affordable rental units for families and individuals. The downtown location is accessible to goods and services and the new train station platform. State funding sources and local Community Preservation Act funds will be pursued. Funding applications will be made in 2015. Construction will be determined by how long it takes to secure the State funds.

New Affordable Rental Housing for Special Populations

The *Northampton Housing Authority* still awaits the opportunity to break ground on 10 new units for the clients of the Department of Developmental Services. The project, located on Burts Pit Road, has been designed and permitted, but there are no State funds currently available. A

bond is required and it appears the preference is for renovating existing properties as opposed to new construction.

Village Hill Affordable Unit Update

The remaining phases of new residential construction at the former State Hospital property will be market rate housing. The goal of the project, being shepherded by *Mass Development*, was to produce 207 residential units, half of which would be affordable. The affordable housing goal (104 units) will be met once Christopher Heights is developed (see below). The current bungalow housing being constructed was slated for "work force" housing (80-120% of area median income) but has ended up being more expensive than anticipated. Even though the sales prices for the lots and homes are in the 350,000 range as opposed to 250,000, some lots have been purchased by teachers, a local pastor and some other City employees.

The affordable units produced in the earlier phases of the redevelopment project are attractive and fully rented. These units made a huge contribution to the local housing inventory and offer exciting opportunities for households with lower incomes to be active participants in this diverse mixed income and mixed use neighborhood.

Project	Affordable units at Mass Development site	Affordable Units Credited to City using Chapter 40B
Village Hill I (renovated buildings)	26	33
Village Hill II (new townhouse construction)	32	40
Ice Pond Drive (Homeownership subdivision)	8	8
Housing Authority (Grove Street) DMH Housing	0	6
Total Current	66	87
Christopher Heights Assisted Living	43	83
Total pending	109	170

New Affordable Assisted Living Units

Christopher Heights: The Grantham Group from eastern Massachusetts is moving forward on an assisted living project (their fifth) at the former State Hospital property that will include affordable units. Assisted living was a key component in the Master Plan. Village Hill, as the development is now called, is a 126 acre mixed use community composed of commercial, office,

retail, research and development, light industrial, as well as rental and homeownership residential uses.

Christopher Heights of Northampton will be composed of a three story building containing 83 units. There will be 71 studio apartments, and 12 one bedroom units.

A minimum of 17 units (20%) will be restricted to extremely low income residents earning less than 30% of the area median income while an additional 26 units will be restricted to residents earning less than 60% of AMI. These units will be affordable in perpetuity. Not only will it serve the special needs of the elderly population, but it contributes to multi-generational housing options offered at the site.

This \$13,400,000 development will generate \$8,600,000 in construction spending resulting in 65 construction related jobs and create 40 new permanent jobs thus introducing \$825,000 in payroll into the local economy. Grantham Group, the developer, is awaiting a tax credit award to be made this spring. If secured, construction would begin in November of 2014, with a November 2015 opening.

Soldier On, a private non-profit organization serving Veterans from the New England region, is moving forward on a project in Northampton. Soldier On, in what is being described as a "first in the nation" partnership, is teaming up with the U.S. Department of Veteran Affairs to create 60 units of permanent housing for Veterans on the Leeds campus. 44 units will be for individuals and a separate 16 unit building will be for women and their children. The VA Medical Director said in a press release that this project will help meet the VA's goal to end homelessness among Veterans within 5 years.

The majority of the project will be funded through a grant of up to \$8 million dollars from the VA Innovative Initiative program. Soldier On has obtained the land from the VA through an "enhanced use" lease. All funding has been secured. Loans are being closed on now. Ground will be broken on the 44 limited equity coop units for men around June 15th or July 1 of 2014 and September of 2014 on the 16 units for women, construction is planned for this September. Occupancy is expected for fall 2014.

Gandara Community House (Yvonne's House #2) opened in the fall of 2011. Friends of the Homeless partnered with the Gandara Center to purchase a duplex on Maple Avenue, in downtown Northampton. Through private fundraising, a Community Preservation funding award and a grant from MassHousing's CCRI Program, an opportunity was created to house 6 homeless residents committed to sobriety. The property was renovated over the summer and is now fully occupied. The residence has blended seamlessly into the existing neighborhood. Friends of the Homeless are considering developing a third house and have met with DialSelf in Greenfield about a house/program for homeless youth and personnel from the Hampshire County House of Corrections about a step down reintegration house for post incarcerated individuals.

Regional Activity/

Projects and programs continue to move forward in Western Massachusetts.

- Gordon H. Mansfield Veterans Village in Agawam = Soldier On, Inc. will use \$2,715,000 in DHCD housing subsidies and \$544,657 in state and federal low income housing tax credits to renovate the former Western Mass Regional Police Academy in Agawam into 54 units of limited equity cooperative housing for formerly homeless Veterans. The project is expected to provide 85 jobs. Construction has been delayed although Historic Tax credits have just been awarded.
- Olympia Oaks in Amherst = HAP, Inc. used \$2,715,000 in DHCD housing subsidies and \$1.1 million in state and federal low income housing tax credits to create 42 units of affordable family housing, with eight units reserved for extremely low income households and 2 formerly homeless families. Project created 81 jobs.
- Cottage Square in Easthampton = Arch Street Development will use \$2.5 million in DHCD housing subsidies and \$981,271 in state and federal low income housing tax credits to create 50 units of affordable family housing. Five units will be reserved for extremely low-income households. Project will create 111 jobs. 50 one, two and three bedroom apartments will be created for tenants whose income falls between \$28,000 and \$42,000.
- Dial Self Teen Housing in Orange = Franklin County Dial Self used \$1.3 million in DHCD housing subsidies to preserve nine units of affordable housing for youth aging out of the foster care system. The renovation project generated 11 jobs and is now complete.
- Westhampton Woods in Westhampton = Hilltown CDC used \$800,000 in DHCD housing subsidies to create eight units of affordable housing for seniors. Project created 10 jobs. 6 units were occupied in January of 2014, the 7th in February and the 8th as of March 1st. There are 2 project based section 8's for 30% ami and below, 3 for 50% or below and 3 for 60% or below.
- Friends of the Homeless in Springfield = received \$125,923 for the current fiscal year from DHCD's Federal ESG funds to support its emergency shelter
- Y of Western Mass - received 69,242 of Federal ESG funds from DHCD to create emergency shelter beds for victims of domestic violence
- Catholic Charities of Springfield - received \$126,380 for rapid re-housing efforts
- MHA of Springfield received \$77,387 of Federal ESG from DHCD to support the Tenancy Preservation Program
- Community Action of Franklin, Hampshire and N. Quabbin received 122,164 of ESG funding from DHCD for homelessness prevention activities

In December 2012, Governor Patrick announced a goal of creating 1,000 new units of supportive housing across the Commonwealth by December 2015. To reach this goal, 18 state agencies signed a memorandum of understanding partnering to improve existing processes, make recommendations for new, collaborative efforts and develop a long-range action plan to meet the need for supportive housing among the Commonwealth's

residents. Supportive housing helps individuals and families that are homeless or facing homelessness, institutionalized or at-risk of institutionalization, people with disabilities and the elderly. Additionally, the agencies continue to assess the extent of public cost-savings generated as a result of providing permanent supportive housing and will recommend strategic reinvestments.

Western Massachusetts projects funded in 2014 included:

Springfield House will be located in the McKnight neighborhood of Springfield. The sponsor is the Mental Health Association. The new construction project will provide 16 one- bedroom units for persons with disabilities and will serve as replacement housing for a property destroyed during the 2011 tornado. Supportive services will be offered to the new residents.

Our House will be located on Broad Street in Westfield. The sponsor is Domus, Inc. Domus will purchase the vacant Broad Street property and rehabilitate it to create 10 single room occupancy Units (SROs) and one on-site manager's unit. When completed, Our House will provide housing for extremely low income unaccompanied youth who are homeless or at risk of becoming homeless. Domus will work with Westfield High School, the local YMCA, and other entities to provide supportive services for these youth.

Annual Public Housing Goals (91.220 h)

As stated in the 5-Year and Annual Plan, the Northampton Housing Authority's mission statement is as follows:

“ The Northampton Housing Authority is committed to ensuring decent, safe and affordable housing, and housing opportunity for the citizens of Northampton and the region in an effort to maintain the economic diversity of the community. To this end the NHA shall strive to create and maintain clean and secure housing developments, offer a variety of housing opportunities for the community's citizens, assure fiscal integrity by all program participants, and work to support initiatives to provide opportunities for residents who wish to gain self-sufficiency and economic independence. The effectiveness of these endeavors is measured, in part, by the dedication of an innovative and caring staff to efficient program management, and collaboration with residents, community service providers and Northampton's government and community leaders”.

The City and Housing Authority work together to carry out the mission. The NHA was involved with the creation of the Housing Needs Assessment and Strategic Plan. The Director attends Housing Partnership and City Council Social Services and Veterans Affairs meetings to update members on NHA activities. A CDBG allocation to refurbish the kitchen at the Grace House was completed last year. The City will support NHA's efforts to develop the 4th parcel deeded to them at the Former State Hospital, (Laurel Street) for homeownership, as indicated by the CDBG expenditure for demolition of the existing farmhouse.

Representatives of the Housing Authority are present at CDBG public hearings. Two Housing Partnership members now sit on the Housing Authority Board of Commissioners. NHA Rental Assistance/Section 8 program managers are actively involved in the administration of subsidies for the HUD VASH Program, The Florence Inn, Go West, Hathaway Farms and the Maples.

Housing Authority capital improvement projects recently completed and planned are:

Completed FY14

- ✓ Bridge Street, Tobin Manor, Grace House – Renovate entry ways \$ 87,200
- ✓ Cahill – ADA ramps \$ 3,850
- ✓ Cahill - Water Main Break Repair \$ 2,107
- ✓ Cahill/ Repair walkways \$ 14,800
- ✓ Forsander – Replaced boilers \$ 436,300
- ✓ Forsander - Replaced roof shingles \$ 158,075
- ✓ Forsander - Column study and repair \$ 11,900
- ✓ Tobin – Replaced Boilers \$ 102,300
- ✓ Tobin - Replaced flooring in the 2nd and 3rd floor Common Areas \$ 8,086
- ✓ Salvo – Installed Low flow toilets \$ 36,300
- ✓ State St. – Replaced failed DHW tank \$ 5,800
- ✓ 151 Spring Street - Installed new flooring and re-shingled roof \$ 4,350
- ✓ 66 Market Street - Shingled roof and installed new gutters \$ 4,560
- ✓ Grace House Kitchen improvements - \$ 24,130 (\$6,000 CDBG)

Projects Planned for FY15

- Bridge, Tobin and Grace House - Renovate Entry Ways \$ 87,200
- Cahill - Renovate Community Room \$ 25,000
- Salvo House - Replace Main Breaker Electric Load Panels- \$ 244,660
- Salvo House - Improve exterior lighting / to be determined
- McDonald House - New roof \$ 80,300 estimate
- Laurel Street demolition - \$ 30,000

Projects in Planning Stages

- Hampshire Heights - Repave roadway and do surface drainage re-grading at buildings 3-6
- Hampshire Heights - Replace windows
- Cahill - Upgrade fire alarm infrastructure
- Salvo House - Repave roadway and parking lot
- Salvo - Paint hallways and add access panels
- Tobin Manor - Replace the roof
- Bridge Street - Common area upgrades (flooring, lighting, etc.)

During FY15, the Housing Authority hopes to make use of a new State law that allows Housing Authorities that have properties deemed unusable for various reasons, to divest of them to a non-profit agency. There is a property on Corticelli Street in Florence that is in dire need of repair, outside the scope of available resources. The NHA hopes to create and release an RFP for demolition and new construction of new affordable units at that location. Discussions have been held with Habitat for Humanity.

The City will support the NHA's efforts in carrying out this project and advocate for any funding requests that may result.

Annual Homeless and Special Needs Goals (91.220 i)

During FY15, the City will actively support with CDBG funding, the Interfaith Shelter, the Grove Street Inn and the SRO Outreach Project. City staff will work closely with the Outreach Clinician from Elliott Services to monitor the number and needs of unsheltered residents in the community. The City will support local efforts of Friends of the Homeless to assist ServiceNet with the Interfaith Shelter operation, fundraise for the boot program, dental care and rental assistance. Numbers being served in the homeless shelter system locally were relatively stable this past year. The number of new people to the shelter increased during the year and it remained full through to the last day of operation. *Will serve 200 at each shelter.*

Regional capacity issues will continue to be monitored this coming year. Coordination with the Amherst winter shelter will continue as guests tend to move between the two communities frequently. With the beds at the Northampton overflow site in Easthampton and the creation of the Amherst shelter, fewer people are turned away for either substance abuse or capacity issues. *Annual goal, serve 100, house 15.*

The Hilltown CDC continues to provide staff capacity to operate the Homeless Management Information System. This system tracks the numbers, needs and housing placements of the homeless. This past year saw great strides in improving the efficiency and productivity of the regional HMIS system. The Annual Point in Time count and Annual Homeless Assessment Report and the Housing Inventory Chart were compiled and submitted according to HUD regulations.

Chronic homeless activities: During FY15, the City will actively support with CDBG funding, the Interfaith Shelter, the Grove Street Inn and the SRO Outreach Project. City staff will also work closely with the Outreach Clinician from Eliot Services to serve the unsheltered, chronically homeless people in the community. During the annual Point in Time survey count, sheltered and unsheltered chronic homeless individuals (and families) are identified and tracked. Service Providers meet regularly to develop individual service plans to move the chronically homeless into housing. Services are provided through the C-SPECH and REACH programs.

The C-SPECH program (Community Support Program for People Experiencing Chronic Homelessness) provides outreach, case management, assessment and referral services to people with mental health and/or addiction issues who are chronically homeless or recently housed with chronic homeless history in order to promote long term housing stabilization. The program's mission is to promote housing stability and readiness for treatment services, so clients can access and participate in community based social services that in turn may promote long-term physical & mental health, sobriety, and community based permanent housing.

The type of services provided is based on a pretreatment model that values "meeting clients where they are at" and thereby believes that all chronically homeless clients in need of housing and stabilization services could benefit from these services as listed below:

- Relationship building, engagement and outreach services
- Common language development and articulation of client generated goals
- Facilitate psychosocial rehab on defining obstacles to goals and developing skills and supports
- Active housing search and placement with focus on affordability and transition/adaptation issues to new settings
- Landlord mediation and counseling re: transition to housing community
- Focus on development of safety plans regarding mental health, substance abuse, trauma, and housing crisis. This includes access and use of area crisis teams, detoxification facilities, psychiatric inpatient units, and self help networks, etc.
- Assessment and referral to community based social services with support around critical transitions to new services
- Provide education and access to needed community resources such as food pantries, benefits and rental assistance
- Eligibility determination and readiness work to promote access to umbrella state agencies such as DMH, DDS, Substance Abuse Bureau, SHIP, etc.
- Integration of Change Model, Motivational interviewing, and Harm Reduction approaches

Selection Criteria is based on the following: Single adults with a history of chronic homelessness, mental health diagnosis, MBHP membership, and a willingness to engage in services. The program operates through a philosophy of continued and extensive outreach and engagement services regardless of current housing status. Eliot Services PATH staff currently serves two clients in the Northampton area and will continue to make two slots available throughout the year. They have matched C-SPECH services with affordable housing placements via VASH Vouchers, Home City Housing, and Northampton Housing Authority units. Staff offers a minimum of 3 hours of housing stabilization services per week per client and currently serves up to 12 clients thru out Western MA (6 in Springfield).

REACH (Regional Engagement and Assessment of Chronically Homeless) housing first services were provided by ServiceNet, but these clients were transferred to the Housing Plus program as part of a regional SAMHSA grant, when REACH dollars ran out. The Providers that serve the chronically homeless continue to meet monthly at the Department of Mental Health to match chronically homeless clients with affordable housing resources and support services. Housing and service providers attend along with direct care people who have contact with homeless individuals in need of housing and support services. The collaborative partners that participate in this coordinated case management are as follows:

- Behavioral Health Network /SAMHSA Mission West Program
- Soldier On
- Eliot Community Health System – C-SPECH & PATH
- Home City Housing – Property managers for Valley CDC
- VA Case managers – VASH
- ServiceNet – Shelter, Drop in Center, Housing Plus-SAMHSA Team, Yvonne’s House
- DMH Western Mass. Housing Coordinator – Eligibility for Shelter Plus, CBFS, Case management services
- Mental Health Association – Shelter plus Care McKinney Subsidies
- DMH Club House- Starlight Center

With the 100% response rate for Annual Point in Time Count surveys, as well as the increasing utilization of the HMIS system, data on the chronically homeless is becoming more reliable and comprehensive. The Street outreach worker who conducts the unsheltered count has been the same individual for years. Brendan Plante from Eliot Services knows the unsheltered individuals well, as many of them tend to be the same year after year. The locations where unsheltered folks camp outside are well known.

The Annual Point in Time count for 2014 indicated there were 33 chronically homeless individuals in shelter. The number of unsheltered chronically homeless has gone from 11 in 2010 to 5 in 2012, to 12 in 2013 to 5 in 2014. There is always a slight increase when the winter shelters in Northampton and Amherst close for the summer season. Efforts towards engagement and trust building continue. *Annual goal is to serve 20; house 5.*

Specific FY15 Action steps to impact homelessness:

- The Housing Partnership supported an application from ServiceNet to the Community Preservation Committee for rental assistance funds last year (2013). The successful collaborative effort yielded an award of \$10,000 for first, last and security deposit funds for homeless to access housing in Northampton. Funds were made available September of 2014 and are being allocated through the existing coordinated case management team. The goal is to house 15. Because the dollars have to be spent in Northampton and affordable units are hard to find, moving the funds has been difficult.

- In January of 2014, the Housing Partnership submitted another application to the Community Preservation Committee to fund a position to link community resources and provide case management to families at risk of homelessness. The NHP surveyed the affordable housing property owners and managers to identify the leading causes of evictions and developed a project to address these issues. The NHP will write an RFP during the summer to identify a neutral organization to be present at Housing Court to identify families at risk and develop housing stabilization plans. The funding request was for \$165,000 for three years, solely for the staff position.
- The Housing Planner will continue to facilitate a dialogue between the Police Department, service providers and the downtown business community to inform and educate about the services available for sheltered and unsheltered homeless. The Downtown Resources Work Group will meet as needed to address downtown safety, panhandling and service coordination for the homeless.
- The Eliot Homeless Services Street Outreach Clinician will continue to link unsheltered residents with local services and participate in coordinated case management meetings with other providers.
- City will continue to participate in Western Mass. Regional Network to End Homelessness Discharge Planning meetings to develop and adopt local protocols to prevent public systems discharging people into homelessness. Meetings have taken place with area hospitals, psychiatric units, community mental health workers, reintegration managers at area jails and houses of corrections. Work group on housing sex offenders continues to meet regularly.
- The Western Mass. Network to End Homelessness achieved great success with the one year \$300,000 grant received last year from the Paul and Phyllis Fireman Foundation aimed at moving homeless families into permanent housing by linking them to job training and employment opportunities. "Secure Jobs Connect". There has been a new award of 250,000 from DHCD to continue the program. (See the articles in the appendix).
- Northampton still serves as the McKinney grantee for the administration of the Shelter Plus Care North project which funds rental assistance subsidies for 22 housing units for disabled individuals and families in Franklin and Hampshire counties.

Homelessness Prevention: The City will actively support with CDBG funding, the SRO Outreach Program, the Manna Soup Kitchen, the Survival Center Food Pantry, the Valley CDC Homeownership Program and Community Legal Aid's Homelessness Prevention Project. The CLA program focuses specifically on court involved households and works to stabilize public housing tenancies. The target population is households with public subsidies because the loss of those subsidies severely limits options for housing placements in the future. The Review Committee was excited to provide an increased funding award to CLA for this coming year to serve additional families. Also, a CDBG allocation was made to a new applicant, Highland Valley Elder Services for a Homelessness Prevention Project which will identify frail elders in the community and provide support services.

All the public service programs listed above directly or indirectly preserve existing housing. Regionally, the City will participate in efforts to secure funding to maintain and/or expand the Tenancy Preservation Program and the tenant/landlord mediation services provided through the Housing Court. The need for additional financial sources for rental and utility arrearages for households at risk of homelessness still exists.

The City also supports the efforts of Valley Community Development Corporation. Valley holds quarterly meetings with its property manager and area service providers to identify and resolve any challenges Valley's tenants may be experiencing in order to stabilize the tenancies and prevent evictions. City staff attend those meetings.

As the region moves to a homelessness prevention, housing first and rapid re-housing system model, the City will engage in efforts to promote and create those programs. The City will also be cognizant of the need to transition to this new system slowly, rather than dismantling the emergency shelter system prior to the other components being in place.

Supportive Housing for Non-Homeless: Stavros Center for Independent Living based in Amherst provides housing search and access assistance to *persons with disabilities*. DHCD's Mass Access website also provides information on accessible unit availability. This past spring the City cosponsored a training session with Mass. Fair Housing and Stavros staff on laws related to reasonable accommodation. In this new fiscal year, the City will partner with the same entities to solicit public comment on the Analysis of Impediments. The new projects proposed locally will include some handicap accessible units, but it is too early to ascertain the exact numbers.

The City will continue to advocate for funding for the Housing Authority's project proposed for clients of the Department of Developmental Services. A housing bond bill has been passed at the State level, but there does not appear to be funding for Chapter 689 developments. (again).

Persons with ***HIV/AIDS*** are assisted by Hampshire Aids/Care, recently renamed The Positive Place, and Tapestry Health. The Positive Place is fully utilizing the 10 additional subsidies funded by the HUD McKinney bonus project 2 years ago. Most of those subsidies are being used in surrounding communities. 6 people with ***alcohol abuse issues*** are living at the sober home on Maple Avenue created two years ago by the Friends of the Homeless with Community Preservation Act, MassHousing CCRI and private funding. The property was sold to the Gandara Center for on-going operation. Hairston House, transitional housing for people in recovery, continues to operate on Graves Ave. also under the auspices of the Gandara Center. Gandara also purchased the Alliance for Sober Living house on Summer Street, which is next step independent living for those in recovery.

The Department of Mental Health reports no additional resources for services or units coming to Western Mass. this fiscal year.

Activities to Overcome Barriers to Affordable Housing (91.220 j)

The Housing Partnership will continue to implement recommendations in the Housing Needs Assessment/Strategic Housing Plan. The Community Preservation Committee awarded the funding to the Partnership in 2011 to create the plan. Not only is the Housing Partnership benefitting from the document, but the CPC also uses it to guide CPA funding decisions. The Planning Board is also benefitting from having a document that clearly articulates housing needs in the community and possible zoning revisions to encourage unit preservation and new creation. This has and will continue to enhance the City's overall coordination with regard to housing policy and program support.

The Housing Partnership will continue to work closely with the Office of Planning and Sustainability to develop recommendations on zoning changes that will facilitate the preservation and creation of affordable housing. The Office of Planning moved forward this past year on several regulatory recommendations contained in the Strategic Housing Plan. Some of those items were:

- Ease restrictions on city and village center development (approved)
- Promote mixed use development in more locations (approved)
- Revise Cluster Zoning Provisions
- Modify Accessory Apartment requirements
- Revise Parking requirements (approved)
- Explore form based zoning (being incorporated in segments)
- Establish a new mixed use innovations zone
- Encourage small infill development (Design competition/ public exhibit and developers forum held)
- Make suitable public property available for development (Developers Forum featured developable parcels)

The City will continue to work closely with the Northampton Housing Authority to improve accessibility to housing opportunities. Through the Housing Partnership, a fact sheet was created for Housing Authority dissemination to formerly homeless applicants. It is often difficult for formerly homeless to provide all the required documentation for a Housing Authority application (i.e. 5 years of recent rental history). By bringing the Housing Authority Director together with local homeless advocates, a sheet was created that informs the applicant that they can be assisted at ServiceNet's Drop In Center (and includes a map). This will reduce the number of rejections based on incomplete applications and result in more formerly homeless securing permanent affordable housing. The NHA has also hired bi-lingual personnel and efforts continue to create tenancy documents in other languages.

Fair Housing

The City will work with the Massachusetts Fair Housing Center to plan and hold educational workshops, do outreach to insure they are attended by those in need of the information, process complaints and strategize ways to implement the recommendations articulated in the Impediments to Fair Housing Analysis.

In addition to those already mentioned in the Obstacles to Affordable Housing section, other impediments listed in the AI are as follows:

1. Members of certain protected classes may be priced out of Northampton.

Black, Latino, disabled, and female-headed households with children are disproportionately low-income and poor. Homeownership is often out of reach for these residents due to the increasing value of homes in Northampton, which has increased at a rate greater than incomes. Northampton's high rents and tight rental housing market has the biggest impact on low-income and poor residents, who are disproportionately members of protected classes.

2. Members of certain protected classes may be unable to find rental housing with enough bedrooms to meet their needs.

Residents of color disproportionately live in larger-sized families. Northampton has a limited supply of rental housing with 3 or more bedrooms. A scarcity in the number of rental units with 3 or more bedrooms will have a bigger impact on residents of color by squeezing them out of the city.

3. Transgender and gender identity expression are newly protected classes.

Since transgender and gender identity are relatively new protected classes in Massachusetts, there will be a need to educate and inform landlords and lenders about their responsibilities towards individuals identifying in this manner.

4. A significant majority of the housing stock in Northampton likely contains lead paint.

The presence of lead paint in a home may have the dual effect of causing landlords to not want to rent to families with young children and cause families with young children to be discouraged from renting in older homes.

5. A CORI record may allow a landlord to deny an individual an apartment, which disproportionately affects certain protected classes.

As a general rule, a landlord is permitted to look at a rental applicant's CORI record and reject their application on the basis of a positive CORI check. However, this policy might be found to have a disparate impact on protected classes based on race, national origin and disability.

6. Individuals living with disabilities face obstacles to fair housing choice from a number of directions.

A significant percentage of Northampton's population is living with at least one type of disability. Disability-related claims are the most common type of housing discrimination complaint. The existence of a disability often overlaps with other protected class statuses such as being a veteran. Individuals living with a disability face serious housing affordability challenges as they disproportionately live in poverty.

7. There is no mechanism in place to coordinate between the various fair housing agencies and local community groups.

Across Northampton there are several agencies that receive housing discrimination complaints, including MFHC, MCAD, the Northampton Commission on Human Rights, and HUD. In addition, there is a vibrant network of community-based organizations that provide support for housing matters. However, without a coordination and information sharing plan across these agencies, it will be difficult to fully assess the patterns of housing discrimination in the city.

8. The city's zoning ordinance has the potential to exacerbate existing problems with accessing a diversity of housing options.

Multi-family dwellings are often more affordable than single-family dwellings. Greater affordability in housing benefits members of protected classes. The zoning ordinance does not permit the construction of multi-family dwelling units by right in any residential zone. In order to build a multi-family unit, a developer must first receive a special permit. In addition, halfway houses and community residences, which often serve individuals from protected classes are also not permitted by right in any residential zone as a special permit is required. Uses that are not allowed by right and are required to seek a special permit are at risk of not-in-my backyard attitudes on the part of neighbors.

9. Local rental advertising contains discriminatory language or seems to indicate a discriminatory impulse.

Ads for rental properties in Northampton often prohibit pets, but do not exclude service animals from that prohibition. Some ads clearly state that they discriminate against students. Other ads seem to hint that children may not be welcome in an apartment.

Recommendations

The City will work this coming year on the following tasks recommended in the AI:

- Increase the supply of affordable housing in Northampton and take steps to prevent the loss of affordable units in the city.
- Because Northampton is a desirable place to live, a strategy will need to be employed that ensures that members of protected classes who are disproportionately affected by the high cost of housing in Northampton are the ones who access newly created affordable units.
- Create an incentive plan for the development of multi-bedroom rental units.
- With a suitable LGBT advocacy organization, host an education session with

landlords and lenders to inform them about this new protected class status.

- Produce or revise fair housing outreach materials to include this protected class.
- Create a database on the city's website that lists those homes that have been deleaded.
- Provide outreach to landlords and homeowners about the programs and financial assistance available to them to de-lead their homes.
- Host a community meeting to inform members of the public about the recently adopted CORI reform law to ensure that landlords are following the requirements for CORI checks and denials based on a CORI record and to inform renters of the ways in which they can seal their CORI records. (Did last year)
- Work with disability rights and disability advocacy groups to host a workshop to help those with disabilities assemble the types of documents and identification papers needed to complete a rental application. (Did last year)
- Examine the types of disability housing discrimination complaints filed over the past few years and look for patterns and opportunities for targeted outreach and education.
- All agencies that receive housing discrimination complaints will participate in a process of information sharing across agencies while still maintaining client confidentiality.
- Fair housing agencies will work together to better define their respective roles regarding receipt, referral, and investigation of housing discrimination claims.
- The MFHC will meet regularly with representatives from Northampton's community organizations in order to hear, from the ground up, the challenges to fair housing that their constituents face.
- Consider expanding the "by right" designation to the construction of halfway homes and multi-family dwellings.
- Work with rental housing advertisers to inform them of the fair housing laws in Massachusetts and their obligation not to print discriminatory ads.

Annual HIV/AIDS Housing and HOPWA Goals (91.220(1)(3))

During the new program year, Aids Care of Hampshire County aka The Positive Place will continue providing 20 rental subsidies to households affected with HIV/Aids and provide support services. Case management, including housing search, homelessness prevention, life skills training, medical assistance and advocacy will be provided to those households.

Discharge Policy (91.225(c)(10))

The City will support the Three County Continuum of Care protocols to prevent people from being discharged from public and private institutions directly into homelessness. Additionally, the Massachusetts Operational Services Division has developed discharge planning specification language in its human services RFPs to ensure consistency in discharge planning

for state funded agencies in order to establish an effective discharge policy in the service system statewide. The language aims to ensure consistency in discharge planning among vendors. Massachusetts has an on-going practice of evaluating its policies to prevent discharge from institutions and health care facilities that result in homelessness.

Monitoring (91.230)

The Community and Economic Development Office (CEDO) will monitor and measure the success of annual activities against the goals identified in the Consolidated Plan. Progress on the ConPlan needs and strategies will be evaluated on an annual basis to determine if changes are required to plan priorities and strategies. Performance of annual activities will be evaluated against the target outcomes identified in the sub-recipient agreements. CEDO will conduct on-site monitoring visits to sub-recipients on a rotating schedule with at least 6 annually. In addition all sub-recipients will provide quarterly and annual reports which will be reviewed and entered into the IDIS reporting system. Any problems identified by sub-recipients or by CEDO staff will be addressed immediately. Expenditures will be monitored and evaluated at least quarterly. Without the Senior Center debt payments, it may be necessary to draw monthly rather than quarterly to address program income accrual.